



# The Long & Foster Market Minute™

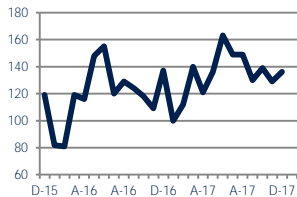
Focus On: Upper Marlboro Housing Market

December 2017

Zip Code(s): 20772 and 20774

## Units Sold

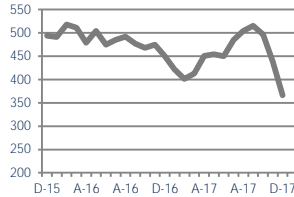
136



Down -1%  
Vs. Year Ago

## Active Inventory

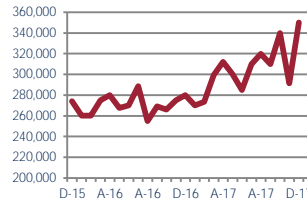
366



Down -19%  
Vs. Year Ago

## Median Sale Price

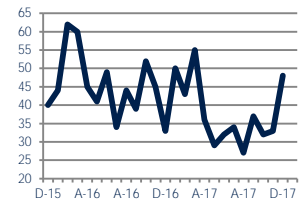
\$350,000



Up 25%  
Vs. Year Ago

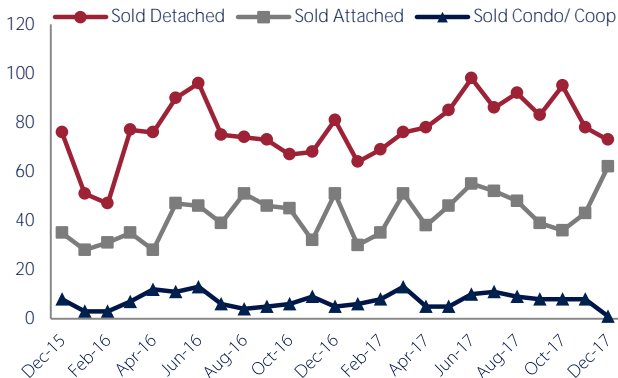
## Days On Market

48



Up 45%  
Vs. Year Ago

## Units Sold\*



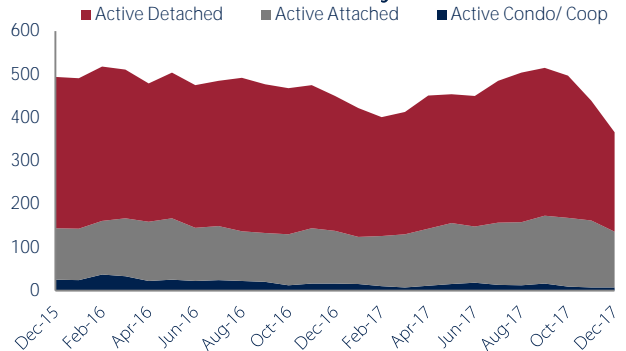
## Units Sold

There was an increase in total units sold in December, with 136 sold this month in Upper Marlboro versus 129 last month, an increase of 5%. This month's total units sold was lower than at this time last year, a decrease of 1% versus December 2016.

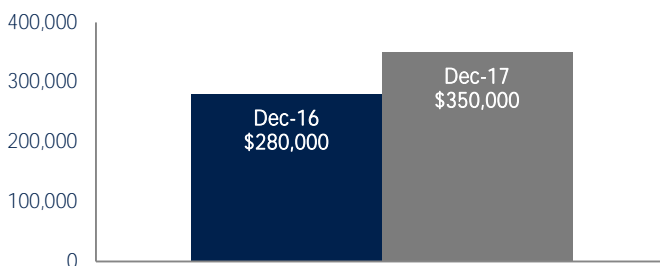
## Active Inventory

Versus last year, the total number of homes available this month is lower by 84 units or 19%. The total number of active inventory this December was 366 compared to 450 in December 2016. This month's total of 366 is lower than the previous month's total supply of available inventory of 439, a decrease of 17%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Upper Marlboro Homes was \$280,000. This December, the median sale price was \$350,000, an increase of \$70,000 compared to last year. The current median sold price is higher than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Upper Marlboro are defined as properties listed in zip code/s 20772 and 20774.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



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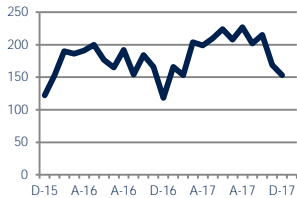
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Zip Code(s): 20772 and 20774

### New Listings

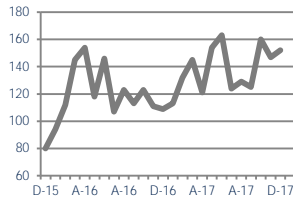
153



Up 30%  
Vs. Year Ago

### Current Contracts

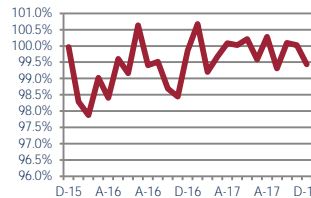
152



Up 39%  
Vs. Year Ago

### Sold Vs. List Price

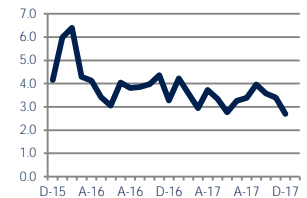
99.4%



No Change  
Vs. Year Ago

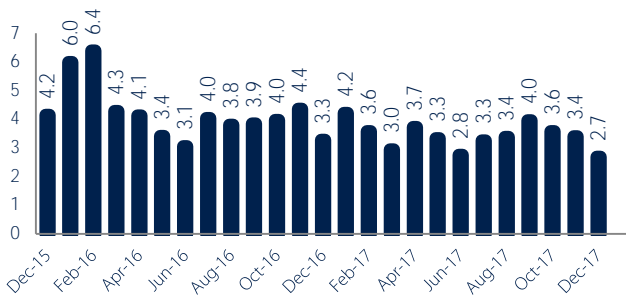
### Months of Supply

2.7



Down -18%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

In December, there was 2.7 months of supply available in Upper Marlboro, compared to 3.3 in December 2016. That is a decrease of 18% versus a year ago.

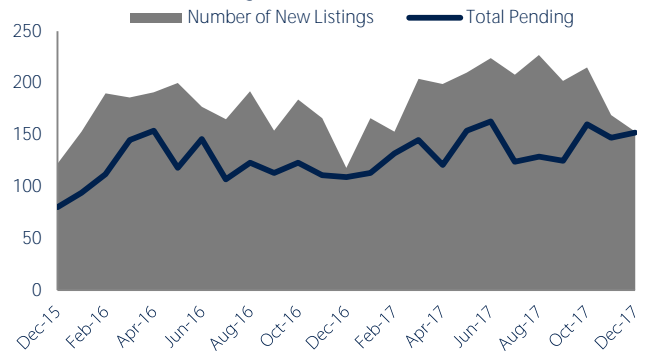
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

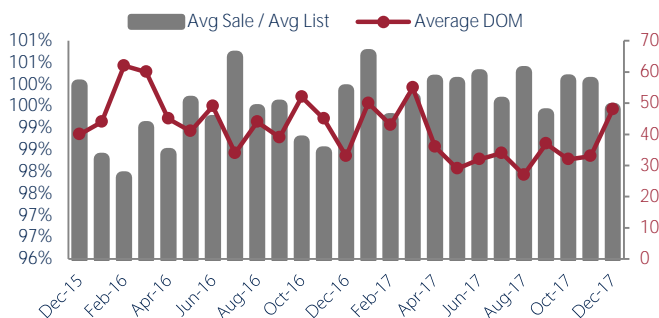
This month there were 153 homes newly listed for sale in Upper Marlboro compared to 118 in December 2016, an increase of 30%.

There were 152 current contracts pending sale this December compared to 109 a year ago. The number of current contracts is 39% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Upper Marlboro was 99.4% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 48, higher than the average last year, which was 33, an increase of 45%.



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